NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Gosbrook Road
Caversham, Reading, Berkshire RG4 8DX

£1,500 Per Calendar Month

NEA LETTINGS: An unfurnished Victorian terraced home in the heart of Caversham, within walking distance of Reading town centre and mainline railway station. The property offers two reception rooms, a kitchen and a ground-floor bathroom. Upstairs are two double bedrooms, with a further room accessed through the second bedroom, offering flexibility as a third bedroom, dressing room or study. Outside, there is an enclosed rear garden, a lean-to and private parking for one car. EPC Rating D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

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- NEA Lettings
- Mid Terrace
- Downstairs bathroom
- Driveway for one car
- EPC Rating D
- Caversham
- Two plus one bedrooms
- Enclosed rear garden
- Council Tax Band C
- Available 1st December

Living room



A good sized carpeted living room, with a bay window to the front of the property

Dining room





Carpeted dining room, with under stairs storage cupboard, a door leading to the kitchen and a glass door allowing plenty of light which leads onto the lean-to and garden.

Kitchen

A galley style kitchen with vinyl flooring and a large window allowing lots of light. Appliances include an electric oven, electric hob with extractor, and white goods: fridge, freezer and dishwasher. There is a double sink under the window and doors to the bathroom and lean-to.

Bathroom



Tiled, three-piece bathroom suite including bath with shower over, w/c, sink and towel rail.

Lean-to



Enclosed lean-to which can be accessed via the dining room and kitchen, providing access to the garden. Great for storage.

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Bedroom One



A carpeted double bedroom with window to the front and built in storage cupboard used as a wardrobe

Bedroom two



Offering views over the rear garden is the carpeted double room, with a built in cupboard used as a wardrobe and door leading onto the third bedroom.

Bedroom three



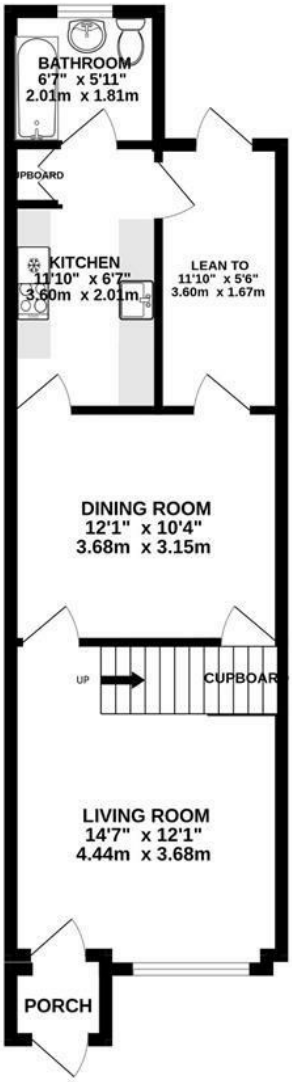
Carpet bedroom accessed directly off the second bedroom has double built in wardrobes and window to the rear. This room can be used as an office, walk in wardrobe or third bedroom.

Garden

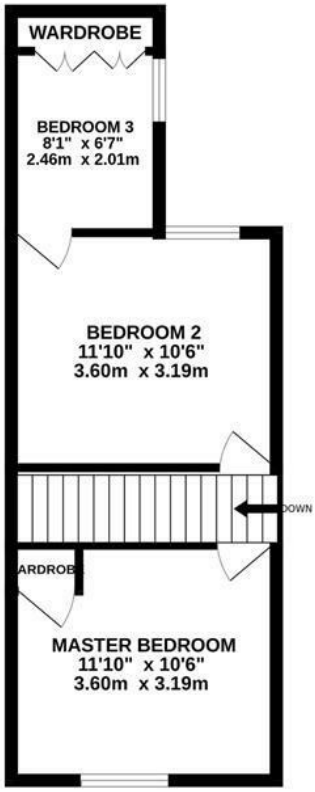


Enclosed garden, mainly grass with a small patio area.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

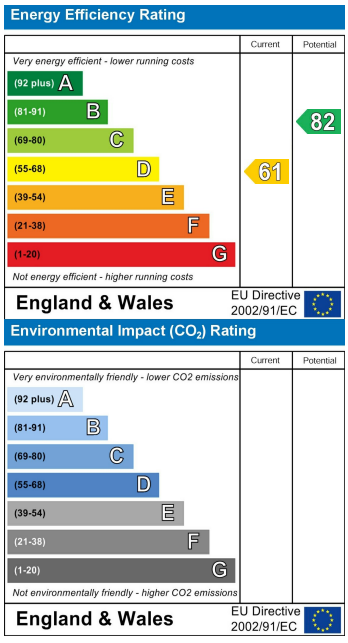


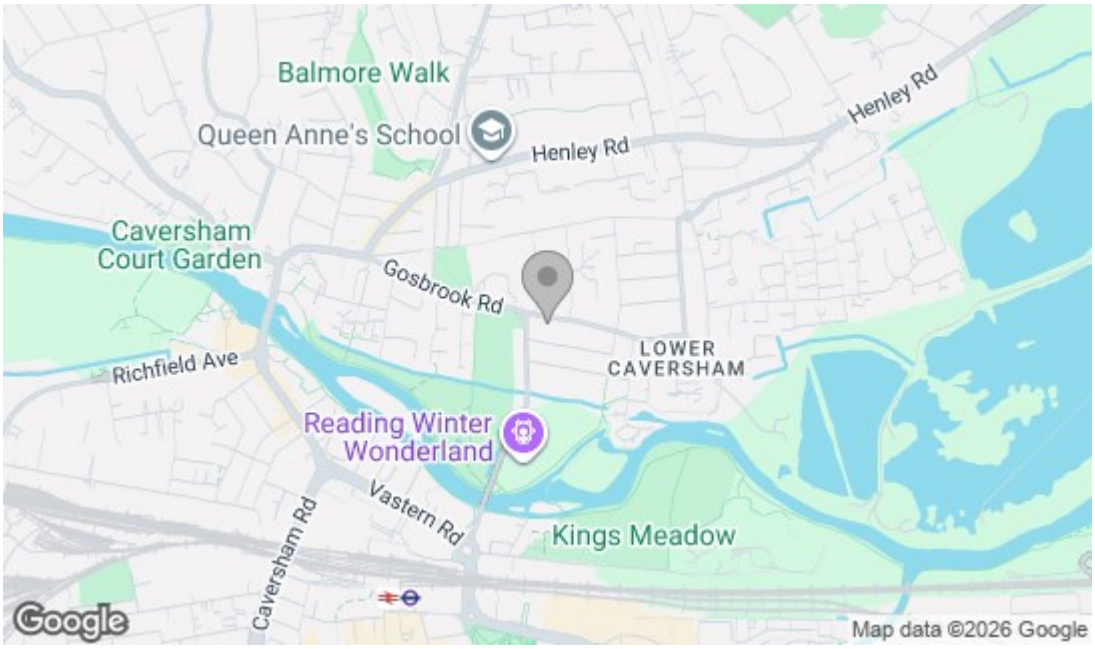
1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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